

HALIFAX

Case 23824

Amending Development Agreement :

123 and 185 Gary Martin Avenue

North West Planning Advisory Committee

Melissa Eavis, Planner
December 8, 2021

Applicant Proposal

Applicant: Harvey Architecture on behalf of property owners, Northwoodcare Bedford Incorporated

Location: 123 and 185 Gary Martin Drive

Proposal: to amend an existing Development Agreement to allow a pedway to connect two existing buildings located at the above noted addresses



Site Context

185 and 123 Gary Martin Drive, Paris



General Site location



Site Boundaries in Red

Site Context



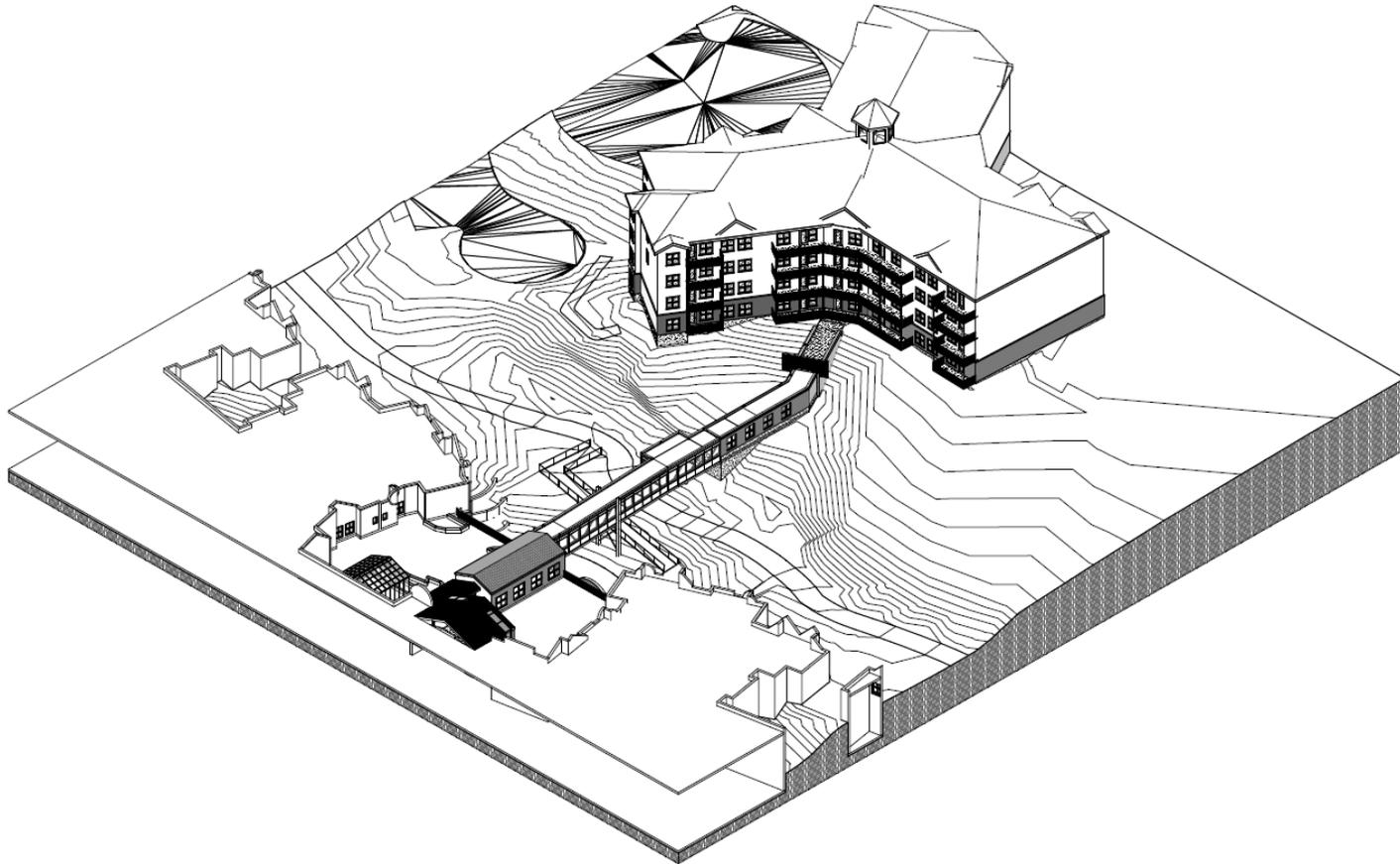
Subject site looking north

Site Context



Subject site looking west

Proposal Details



Proposed pedway

Proposal Details



Exterior rendering



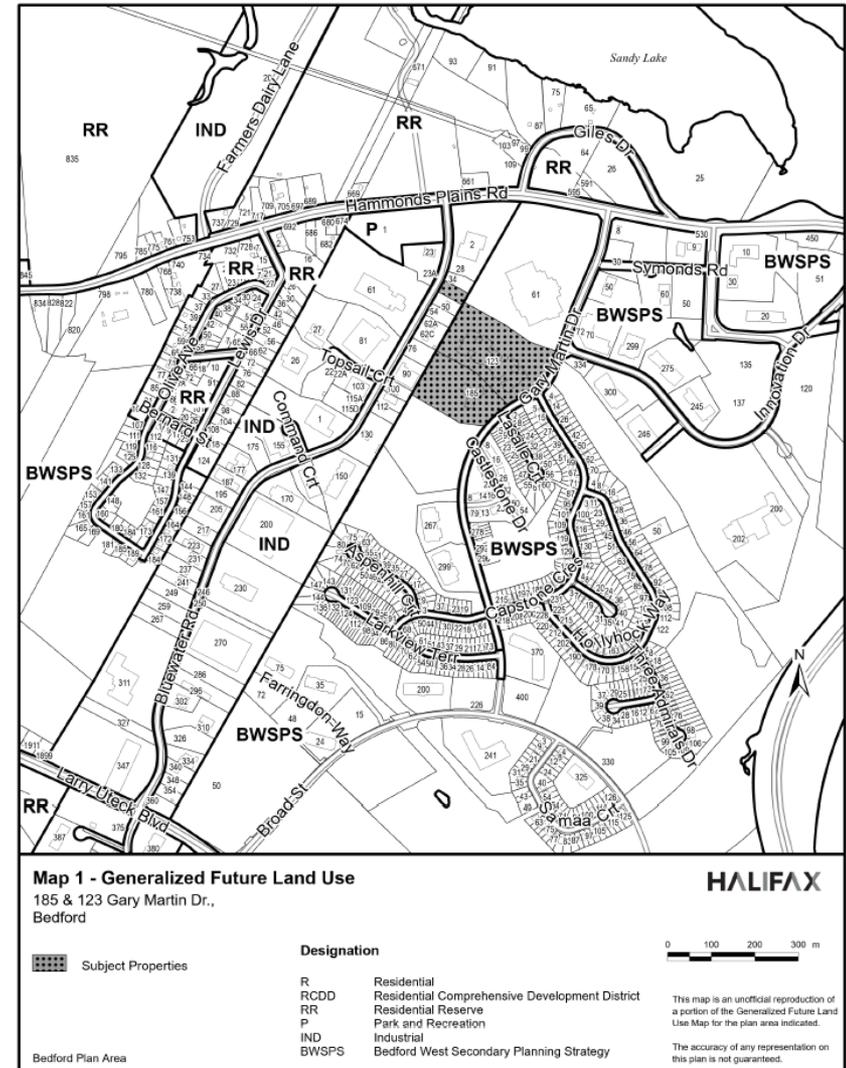
Interior rendering

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Planning Policy

Bedford Municipal Planning Strategy

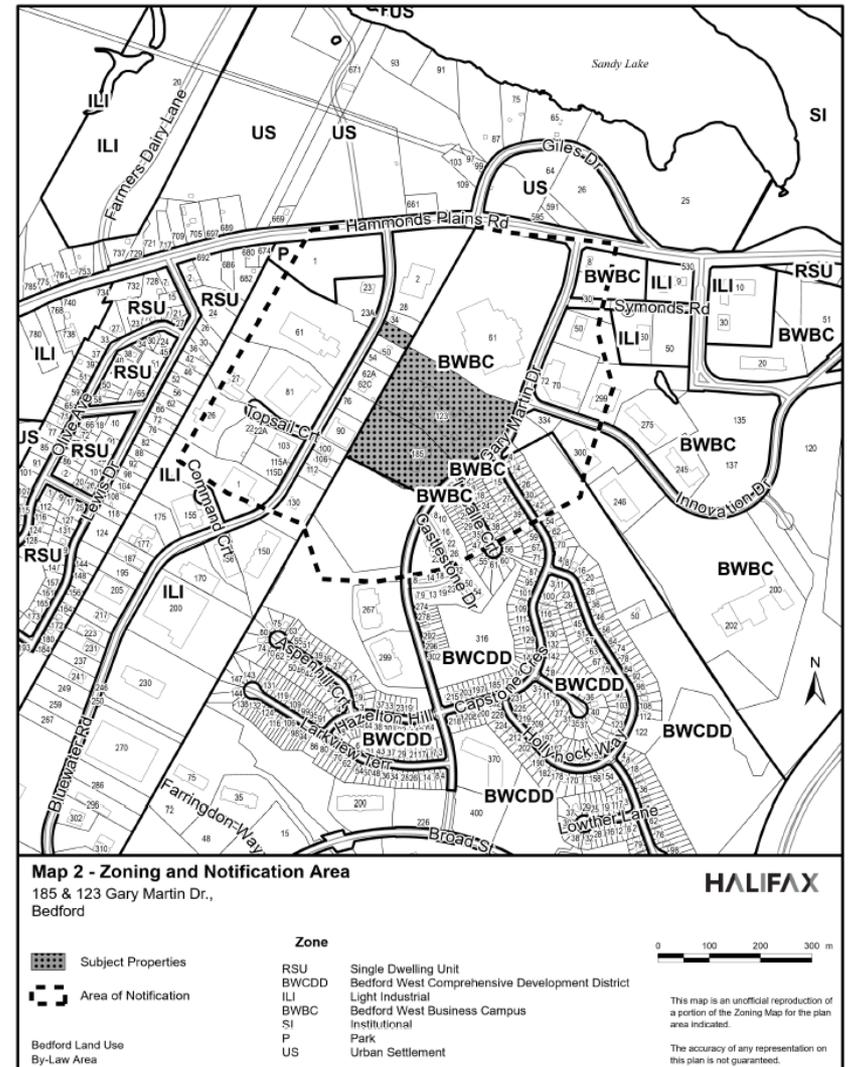
- MSP Designations
 - 123 Gary Martin: IND/BWSPS
 - 185 Gary Martin: BWSPS
 - Sub-designation: Institutional
- Enabling Policies
 - BW-20, BW-23, BW-24, BW-32, BW-35
- Bedford West Secondary Plan provides guidance for a new community on the west side of the Bicentennial Highway.



Land Use By-law

Bedford LUB

- Zone
 - BWBC (Bedford West Business Campus) and ILI (Light Industrial)
- Existing Uses
 - 185 Gary Martin Drive:
 - 123 Gary Martin Drive: Ivany Northwoodcare facility
 - 185 Gary Martin Drive: 73 unit apartment building



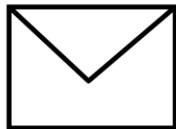
Enabling Policies

- **Policy BW-20** establishes sub areas
- Policy BW-23 establishes
- **Policy BW-24** allows Council to consider various development standards
- **Policy BW-32** provides guidance on residential development (including building design)
- **Policy BW-35** allows Council to consider residential uses on properties designated as Institutional

Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification, newspaper ad and a virtual public information meeting.
- The public meeting did not have any participants so no comments were provided
- One email was received with questions on blasting which is not a part of the application.

**Notifications
Mailed**



388

**Meeting
Attendees**



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**Letters/Email
s Received**



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Questions / Comments

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Thank You

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